

Band



Indian-Non Judicial Stamp
Haryana Government



Date :29/11/2024

Certificate No. P0292024K370



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 124480565



Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Vera developers pvt ltd

H.No/Floor : Na

Sector/Ward : 20

Landmark : Panchkula

City/Village : Panchkula

District : Panchkula

State : Haryana

Phone : 89*****00



Purpose : AFFIDAVIT to be submitted at Concern

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Vishal Kumar**, S/o Raj Kumar R/o Tower No 1B. Flat No 1201, Suncity Parikarma Housing society, sector 20, Panchkula 134117 Having Aadhar No 390052842815 Authorized Signatory of the promoter i.e. **VERA DEVELOPERS PVT LTD** of the proposed project "**VISTA 45**" Having HSVP Allotment vide Memo No ZO004/EO012/UE020/GALOT/0000001125, DATED-19-01-2024 an area measuring 2000 Sq.mts falling in Plot No GH-45 sector 20, Urban estate Panchkula

I, **Vishal Kumar**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has been allotted land by the Haryana Shahari Vikas Pradhikaran (HSVP) under Memo No. ZO004/EO012/UE020/GALOT/0000001125, DATED 19-01-2024 for the development of the proposed project titled "VISTA 45", located on a plot measuring 2000 Sq.mt, being Plot No. GH-45, Sector 20, Urban Estate, Panchkula, and has made full and final payment as per the allotment terms.
2. That the company has availed secured loan amounting to Rs 14,00,00,000 (Rs Fourteen Crores only) from IIFL Home Loan against charge on plot no GHS 45, sector 20, Urban estate, Panchkula, 134117, Haryana, India.
3. That the time period within which the project shall be completed by promoter is 31-12-2028.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

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Vishal

6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Michel

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at ___ on this ___ day of ___.

Michel

Deponent